

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 21, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 21, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 11 & MAY 14, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 11, and May 14, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 12-079 **Transaction/Contract Type:** RE / Amendment

Origin/Client: DAS / DCF

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed lease amendment at 9:39 a.m. and concluded at 10:02 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 12-122 **Transaction/Contract Type:** RE / Administrative Settlement

Origin/Client: DOT / DOT

Project Number: 138-226-001

Grantor: Prajnatree, LLC

Property: 2524-2526 Main Street, Stratford, CT

Project Purpose: Stratford Parking Facility at South Railroad Station

Item Purpose: Acquisition of approximately 17,700 SF of land improved with a commercial

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building and parking lot situated thereon, a "total take".

Mr. Dillon reviewed the status of the file with the Board and the subsequent suspension of the file pending a site inspection. Chairman Greenberg and Mr. Pepe reported the findings of their site visit and endorsed approval of the file based on the income value of the Owner's current tenants as identified in the appraisal information.

REAL ESTATE- NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-133 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-AUD-0017
Consultant: Hill International, Inc.
Project Purpose: New On-Call Contract
Item Purpose: To provide DCS with consulting services for the review of documents, financial records, cost analysis and entitlements with a goal of providing a report, conclusions and recommendation to the State for various claims.

This is the 5th series of On-Call Claims Auditor Consulting Contracts awarded by the Department of Construction Services ("DCS") since 2002. The On-Call Contracts that are the subject of this memorandum has a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 06/30/2014. This is the third submittal under this contract; the Board has previously reviewed the firms of Blum, Shapiro & Company, P.C. and Navigant Consulting Inc under PRB Files #12-107 and #12-108 respectively.

Hill International, Inc.(HII) originally established in 1975 and is locally located with an office in Marlton, New Jersey. HII has a staff of 3,000± employees on an international basis including 185 within its New Jersey Office. This office branch has 40+ Architects/ Engineers and 2 claim review specialists. The company has not been awarded an on-call contract or formal contract over the past two years. HII scored a total of 451 out of a possible 500 points and was identified as one of the most qualified firms.

Mr. Dillon recommended Board approval of the firm as referenced above as an Auditor for various projects. HII has provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

PRB# 12-134 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-C-277 **Origin/Client:** DCS/DVA
Contract: OC-DPW-MEP-0020 Task Letter #6B
Consultant: BL Companies Connecticut, Inc.
Property: Department of Veterans Affairs Campus, Rocky Hill
Project Purpose: Buildings 3 & 4 Fire Suppression Project
Item Purpose: Task Letter #6B to compensate the consultant for additional construction administration services due to the extension of the project schedule.

Mr. Dillon reported that the project involves the design and construction administration services necessary to remove the existing undersized sprinkler piping, heads, valves, etc. and replace the above with a new system that will be connected to the existing fire alarm system. The design of the fire suppression renovations for Buildings 3 and 4 will be in accordance with National Fire Protection Association (N.F.P.A.) 13 requirements.

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The work will involve replacing the existing fire sprinkler system (remove the existing undersized sprinkler piping, heads, valves, etc.) and replace the above with a new system including but not limited to sprinkler piping, flow switches, heads, and valves, and connecting the new sprinkler system into the existing fire alarm system. The design will include the basement, 1st and 2nd floors and the design of draft stops in the attic spaces.

Construction and total project budgets were initially established at **\$1,800,000** and **\$2,350,000**. Construction and total project budgets have since been revised to **\$1,329,700** and **\$1,730,200** to reflect the elimination of Building #2 from the project scope. As with the preceding task letters concerning the Veterans facilities, the cost of design and construction is allocated between the State (35%) and Federal government (65%). An \$8.0 million federal grant covers the latter's share of costs.

In 2008 BL Companies Connecticut Inc. ("BLCC") was awarded a contract to provide MEP services on various DCS projects through approval of its "On-Call" contract for a not-to-exceed amount of \$500,000.

TASK LETTER #6B will modify the contract for BLCC as follows:

- The firm's *total fee* increases under Contract OC-DPW-MEP-0020 by **\$9,000** from \$95,500 to \$104,500 for Project #BI-C-277; DVA Buildings #3 & #4 Fire Suppression and Renovation.
- This additional scope and compensation is being requested due to the fact that DCS has extended the overall project construction schedule six weeks due to project weather delays and schedule issues.

Mr. Dillon recommended approval of the task letter.

OTHER BUSINESS

Mr. Norman moved and Mr. Josephy seconded a motion to approve the PRB File #12-122 site inspection per diem and mileage reimbursements for Chairman Greenberg and Mr. Pepe. The motion passed unanimously

The Board took the following votes in Open Session:

PRB FILE #12-079 – Mr. Norman moved and Mr. Pepe seconded a motion to suspend PRB File #12- 079 While the Board recognizes the Client Agency's need for the space the Board is requesting that DAS Leasing provide additional information on the overall rate. The motion passed unanimously.

PRB FILE #12-122 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12- 122. The motion passed unanimously.

PRB FILE #12-133 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12- 133. The motion passed unanimously.

PRB FILES #12-134 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #12- 134. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary